



TO LET

High quality fitted office accommodation with excellent parking adjacent train station

Part 1st Floor, Marlborough House, Victoria Road South, Chelmsford CM1 1LN

QUOTING RENT

Upon application

NET INTERNAL AREA

3,853 sq ft
[357.95 sq m]

IN BRIEF

- » Occupiers include Pinnacle Group, Angel Risk Management and Cartwright Group
- » Adjacent to Chelmsford train station
- » 7 car parking spaces
- » Manned reception

LOCATION

Chelmsford is a principal commercial centre located 30 miles north-east of London and is home to a thriving business community with office occupiers such as AON, Grant Thornton, Arthur J. Gallagher and Handelsbanken.

The city benefits from excellent communication links with the A12 providing direct dual carriageway access to Central London and the M25 motorway to the south-west and Colchester to the north-east.

Chelmsford mainline station provides a rail service to London Liverpool Street with approximately seven services per hour at peak times and journey times from 32 minutes.

DESCRIPTION

Marlborough House forms a prestigious four-storey office building situated adjacent to Chelmsford mainline station and is accessibly located in the city centre on Victoria Road South, just off Parkway, the ring road round the City centre.

The suite is situated on 1st floor and provides high specification open plan fitted office accommodation and benefits from full height windows providing good levels of natural light.

SPECIFICATION

- » Raised access floors
- » Air conditioning and independent adjustable fresh air system
- » LED lighting
- » Two passenger lifts
- » Disabled access
- » Manned reception





Floorplan - not to scale and for indication purposes only



ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th edition) and calculate the approximate net internal floor area as follows:

» First Floor North Suite: 3,853 sq ft [357.95 sq m]

SERVICES

We understand the property is connected to mains water, drainage, and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

SERVICE CHARGE

The scheme's standard service charge provisions will apply.

LOCAL AUTHORITY

Chelmsford City Council
T. 01245 606606

BUSINESS RATES

We are advised that the premises have a rateable value of £76,500 which will give rise to an estimated annual rates payable of approximately £42,458 (2025/26). Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

B - 32.

VAT

We understand that the property is elected to VAT.

TERMS

The suite is available to let on a new effective full repairing and insuring lease by way of a service charge for a term to be agreed. Rent upon application.

LEGAL COSTS

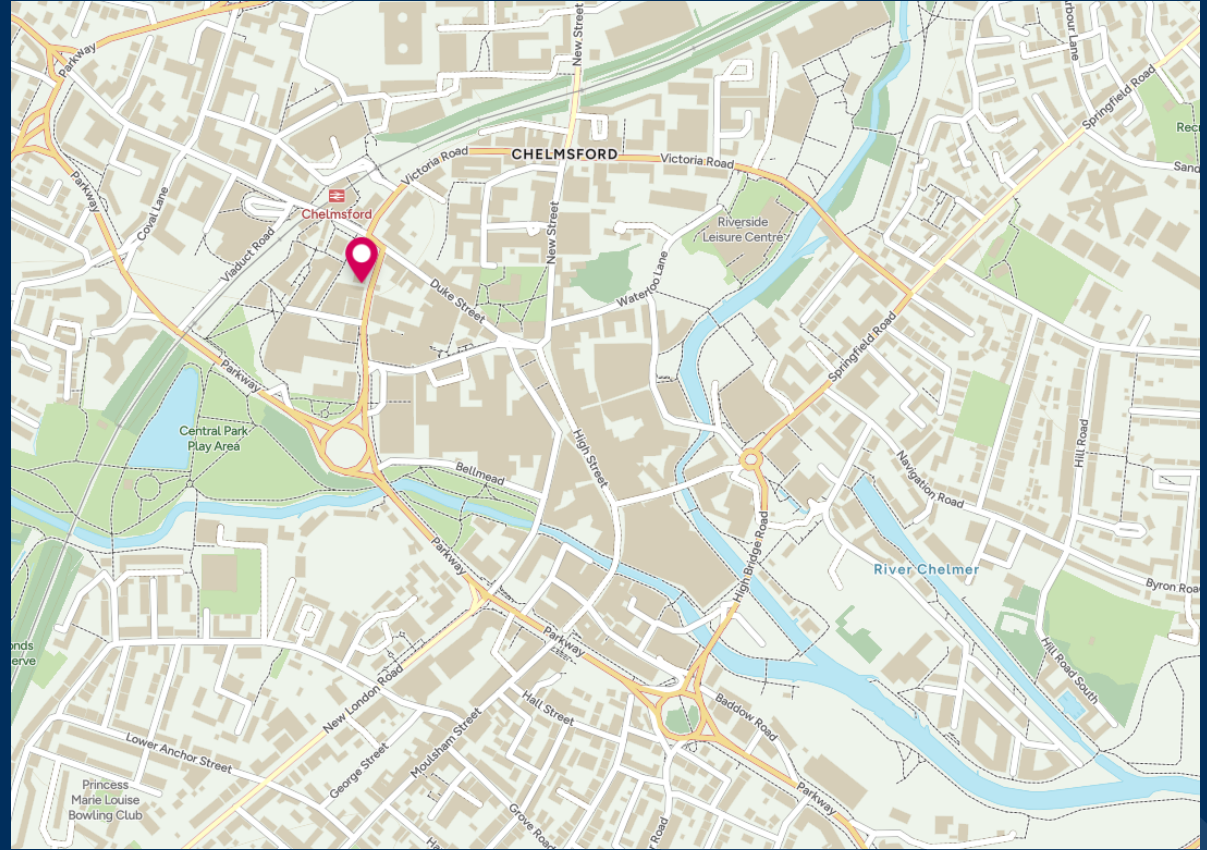
Each party to bear their own legal and professional costs incurred in this transaction.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
20 Duke Street
Chelmsford
Essex CM1 1HL

Contact:
John Logan
Email: jdj@fennwright.co.uk

fennwright.co.uk
01245 261226



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars updated October 2025

